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VISION FOR ALAMEDA POINT

Alameda Point, the former Naval Air Station Alameda (NAS Alameda) property, located at the most westerly tip of the island of the City of Alameda, offers a rare opportunity for the Alameda community: **To create a series of compact, vibrant, transit-oriented neighborhoods and districts that attract residents and businesses that, over time, will be integrated into the City.**

Over the past 20 years, the residents of Alameda have participated in scores of planning activities that present a vision for Alameda Point. While different processes have envisioned different intensities of uses, all have maintained a remarkably consistent framework for growth that continues to guide the transformation of the former federal facilities to civilian use.

» THE COMMUNITY'S VISION FOR ALAMEDA POINT

The community seeks to build on the 1996 NAS Alameda Community Reuse Plan's Vision Statement for Alameda Point.

Alameda Point will share Alameda's characteristic neighborhood centers, open space and street networks, transportation, and water orientation, integrating it within the community while maintaining its unique character and history as the former Naval Air Station Alameda. Constrained by the necessity of fiscal neutrality and significant upfront investments, early, new development will focus on a healthy local economy through economic development, and provide greater flexibility to attract the momentum crucial to realizing Alameda Point's potential of a coordinated, environmentally-sound development with a mix of uses generating approximately 10,000 jobs and 1,400 residences.



THROUGH CAREFUL ATTENTION, MARKET EVALUATION, AND COMMUNITY INPUT, Alameda Point's working waterfront, sweeping views and rich history will contribute to Alameda's desirability as a place to work and live, with recreational, cultural, educational, housing and employment opportunities that meet the needs and reflect the diversity of this island city and the greater Bay Area.



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GUIDING PRINCIPLES

The vision for the revitalization and reuse of Alameda Point includes a set of core values and mutually reinforcing guiding principles. These principles were generated together by the City and the community and are largely based on the planning work conducted in the Reuse Plan.



1. MIXED USE DISTRICTS WITH DISTINCT FOCAL POINTS

New development will consist of distinct districts, each centered on a civic, recreational, open space, or commercial focal point. While districts may have different focuses, each shall encourage a diversity of uses that supports pedestrian access to transit and everyday needs. Districts will be developed with compact blocks and pedestrian friendly streets that provide clear, comfortable pedestrian access to transit as well as commercial and residential areas. Development will support a diverse mix of uses that allows flexibility for the long-term revitalization of Alameda Point.



2. PEDESTRIAN, BIKE, AND TRANSIT ORIENTED ENVIRONMENTS

Development of Alameda's streets and neighborhoods follow well established patterns, with neighborhoods clustered around trolley car and transit stops that provide residents with easy pedestrian access to transit and commercial, residential, and recreational uses as well as employment generating uses along the shores. New development at Alameda Point will extend these land use patterns to provide opportunities to perform day-to-day activities within walking distance of work, home, and transit links. New streets will extend the traditional grid system of the City and will be seamlessly integrated into the existing street network. The new street system will be pedestrian, bike, and transit oriented, designed to move goods and services for on-site businesses, support transit improvements, ferry service, a contiguous bicycle network as well as safe, easy, comfortable pedestrian access.

3. GENERATE NEW ECONOMIC DEVELOPMENT AND EMPLOYMENT OPPORTUNITIES

The long term reuse of Alameda Point must focus on creating economic growth and development for the benefit of the whole community. Land use decisions and policy direction shall be guided by this principle. The City will actively seek and promote businesses, a range of industries, and economic development projects that provide significant sustainable employment opportunities. Future plans will preserve and maintain Alameda Point's ample supply of large industrial and warehouse space immediately adjacent to the water, which is a major foundation of local maritime businesses and significant regional economic advantage for the City.



4. DISTRICTS WITH DISTINCT CHARACTER

Alameda has a reputation as a quiet, friendly island community with a deep appreciation of its architectural legacy and historical elements. Future plans will aim to preserve and reuse, to the extent feasible, buildings and features that reflect the architectural and military history of Alameda Point. Planning efforts will also encourage the development of new neighborhoods with distinct character. New developments may incorporate new architecture that reflect stylistic, technological, and environmental needs of the time.

5. HOUSING VARIETY THAT SUPPORTS DIVERSITY

Alameda Point will provide a wide range of housing options, both economically and aesthetically. A variety of dwelling types – houses, bungalows, courtyard housing, townhouses, and apartments – will provide housing for a diverse mix of ages, incomes, family types, and professional backgrounds that will ensure creation of a diverse and vibrant community.

top left photo credit: Sander van der Borch/Artemis Racing



6. NEIGHBORHOODS CONNECTED WITH OPEN SPACE AND WATERFRONT ACCESS

New neighborhoods at Alameda Point will be woven together by a network of open spaces (parks, greenways, plazas, parklets, and preservation areas) that conserve and restore the natural ecosystem while providing associated recreational, health, and social benefits. The identity of Alameda Point will be enhanced through view corridors to the water and ample shoreline access, including water features, trails, trail amenities, waterfront visitor opportunities, and waterfront view corridors in new development. The street grid will also be used to take full advantage of views to the water and limit the privatization of waterfront properties.

7. ACHIEVE A HIGH STANDARD OF SUSTAINABILITY

Future development at Alameda Point will be guided by incentives and standards that ensure the use of sustainable design strategies and technologies in infrastructure and buildings. The City will seek and encourage development that preserves and reuses natural and cultural amenities on the site, emphasizes energy and water conservation, contributes to reduction of greenhouse gases, and incorporates sustainable building strategies while providing a comprehensive open space strategy that benefits both wildlife and humans.



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IMPLEMENTATION OPPORTUNITIES & CHALLENGES

Alameda Point presents an unprecedented opportunity for quality development in the Bay Area. As the City and its public and private partners implement the vision for Alameda Point, they will face numerous opportunities and challenges that will require ongoing discussion and debate among community members and stakeholders. While there are no simple answers to resolving these issues, the community recognizes it will need to work together over the next 20 to 30 years to implement a successful vision. The following is a summary of the major implementation opportunities and challenges the City, community and private partners are likely to confront as Alameda Point is built out:



1. FINANCIAL FEASIBILITY AND PHASING.

The successful implementation of new infrastructure and development at Alameda Point will occur in financially realistic phases and will depend on the attraction of both private and public investment. New development will require a balance between costs and revenues that meets private investment criteria over time. The number and timing of required improvements will need to be weighed against the marketability and financial value of new development and the availability of public funding sources.

2. PUBLIC SERVICES AND FISCAL NEUTRALITY.

Successful new development at Alameda Point will require adequate public services, and cannot be a fiscal burden on the rest of the City. New development that generates positive tax revenues to the City will be pursued and prioritized; development will need to pay annual assessments to offset adverse fiscal impacts to the City.

3. FLEXIBILITY. The implementation of Alameda Point will occur over the next 20 to 30 years. The vision must be flexible and evolve over time to take advantage of unique and unpredictable opportunities and to respond to changing economic, demographic, technological, and community realities. Interim uses will be crucial to creating a sense of place and financially supporting the community's ultimate long-term vision.

4. TRAFFIC. Successful new development of all types will attract new residents, employees and visitors to Alameda Point. While transit service will be readily available and development will be transit-oriented, many of these people will drive cars. There will be traffic impacts to local streets and intersections. Implementation of transportation programs and improvements to help mitigate these impacts will need to be phased and, in part, will depend on the availability of private and public funding sources.

5. MIXED-USE DEVELOPMENT.

Mixed-use development has the potential to confer numerous urban design, transportation, public health and financial benefits to development at Alameda Point. While vertical mixed-use with housing and/or office above ground-floor commercial uses may be feasible in the town center, there may be a need to maintain employment protection zones that focus primarily on industrial, maritime, research and development, and office uses with limited other uses.

6. BUSINESS RETENTION AND ATTRACTION.

The retention and attraction of jobs and tax revenue will be crucial to Alameda creating and sustaining a strong local economy. Initially, compromises will need to be made to retain and attract businesses to Alameda Point in terms of financial, transportation, land use, urban design and parking priorities and expectations. As Alameda Point becomes a coveted site for business development, these priorities may change and evolve.

7. HISTORIC PRESERVATION.

The preservation of the historic district at Alameda Point, which represents a rich military and architectural legacy, will create a truly unique asset for reuse and development. The need for significant upgrades to deteriorating buildings and infrastructure, however, is unlikely to support the preservation of every building and landscape contributing to the historic district.

8. RETAIL CRITICAL MASS AND SYNERGY.

A vibrant and active mixed-use “town center” at the heart of Alameda Point will rely on the successful attraction of retail development. Demand for retail at Alameda Point is likely to be limited due to the City’s lack of freeway access and ability to draw customers from other parts of the region. Retail uses will be attracted to a location that offers a critical mass of development and a concentration and synergy of inter-related uses and amenities. As a result, while ancillary retail and services may be allowed in other areas within Alameda Point, the primary and priority area for retail will be the town center.

9. PARKS, RECREATION, AND OPEN SPACE.

There are anticipated to be approximately 250 acres of parks, open space, trails, waterfront promenade, and sports and recreational areas at Alameda Point, including a 44-acre sports complex. Significant funds will need to be obtained from public and private sources and partnerships with private and public entities pursued in order to successfully build and maintain these facilities.

10. ENVIRONMENTAL CLEAN-UP. The Navy is responsible for clean-up of environmental contamination at Alameda Point to residential or commercial standards, depending on the area, and for remediation of any unforeseen, environmental issues in perpetuity. The Navy will be cleaning up and conveying property at Alameda Point according to a remediation schedule and available annual appropriations. The phasing and type of development at Alameda Point will need to coordinate and be consistent with the timing and standards of clean-up of the property.

